

IV. Demographics

The demonstration area is a part of the East Renton Highlands Census Designated Place (CDP), an 8,123 acre area which extends from Renton's eastern border to the east for approximately seven miles. Although the East Renton Highlands CDP is larger than the demonstration area, it is the most reliable source of census data for the area. As the data is from the year 2000 these figures do not reflect any changes that may have occurred as a result of recent economic or housing changes.

Using the average household size for the CDP (2.83) and the number of residences mapped within the demonstration area (1,218); the estimated population of the demonstration area would be nearly 3,500. Over 90% of the residents are white. All other races are 3% or less. Nearly two-thirds of residents were born in the state of Washington and less than 6% were born outside of the United States.

About half of the residents are between the ages of 25 and 54. Approximately 8% are over 65 and 27% under the age of 18. The median age is 38.

Home owners comprise over 90% of the demonstration area. Within owner-occupied housing, 37% of the residents are in 2-person households. The next most common households are 3- and 4-person, each with less than 20% of the total households. Both owner and renter-occupied households have an average size of 2.8. The vacancy rate for the CDP was 0.5% for homeowners and 3.4% for rentals.

Eighty percent of the households are families, with 40% having a child under the age of 18. Of family households, married couples comprise 68% and female households with no husband 8%. One-person households comprise 14% of the residences, with 4% occupied by residents 65-years or older.

The majority of the residences (85%) are 3 bedrooms or more. The median number of rooms is nearly 7. Less than 2% of the households reported having more than one occupant per room. Only 3% reported having no access to a vehicle and none reported having no telephone service.

About two-thirds of the residents reported in 2000 having lived in the same house since 1995. Ten percent had moved within a year of the census. Of those that moved, about 25% moved from another area within King County. Less than 7% of the residents speak a language other than English at home with approximately 3% speaking English less than "very well."

Of the residents 25 years and older, 90% have graduated high school and one-quarter have a bachelor's degree or higher. Only 3% have less than a 9th grade education.

The vast majority of workers (82%) in the East Renton Highlands CDP reported driving alone to work. Eleven percent carpooled. More indicated working at home (3%) than using public transportation (2%). The mean travel time to work was 30 minutes. Five percent worked outside of King County.

The most common reported occupation of residents was Management, Professional Services and Related Occupations (34%) with Sales and Office Occupation a close second (31%). Following these two the most common occupations were Manufacturing (18%); Production, Transportation and Material Moving Occupations (14%), and Government (12%). Less than 10% work in Services. At the time of the census the unemployment rate for the CDP was 3.4%, contrasted with 6.2% for the entire State of Washington.

A third of households reported an income between \$50,000 and \$74,999. Eighty percent of the households reported incomes from \$35,000 to \$149,000. The median household income was \$65,000. Poverty status was determined for 4.5% of the residents; with the poverty rate for residents 65 and over (6.1%) roughly twice that of children (3.1%). Less than 2% reported income from public assistance.

Almost 30% reported a monthly owner cost of less than 15% of household income. Three-fourths of the residents reported owner costs of less than 30%, a percentage generally considered to be the maximum amount for affordability. Sixteen percent listed owner costs of 35% or more.

The East Renton Highlands CDP Data Sets and Tables can be access from the [US Census website](#).